

CUP APPLICATION
1140 W. EVELYN AVENUE, SUNNYVALE
EXPLANATION AND JUSTIFICATION

REQUEST

We request the grant of a Conditional Use Permit to allow the Christian Righteousness Education Center ("Education Center") to operate a tutoring and religious education facility at 1140 W. Evelyn Avenue, Sunnyvale.

DESCRIPTION OF USE

The Education Center serves children in grades K-12 and provides tutoring, teaching Chinese and religious education. The Education Center may also offer weekend dance and karate classes. The hours of full operation are 3 p.m. – 6 p.m. weekdays and 9 ^{a.m.}~~p.m.~~ – 6 p.m. on weekends. The student to teacher ratio at the Education Center is one teacher for each twelve (12) students. There will also be a summer program for 10 weeks with hours of operation from 9 ^{a.m.}~~p.m.~~ – 6 p.m.

Students are typically dropped off at the Education Center after school with carpooling which accommodates approximately 3-6 students per car. Approximately 70% of the students remain at the facility from 3 p.m. to 6 p.m. and 30% stay for only one hour classes. Approximately 90% of the students are grades K-8 and only 10% are for grades 9-12. The center has received a verbal agreement from Church located at 175 E. Dana St. in Mountain view to grant them to use 80 parking spaces for their use. This Church is less than ¾ mile away.

PROJECT STATUS

1140 W. Evelyn Avenue is a portion of the project which contains four units with addresses 1136-1142 W. Evelyn Avenue. The building is in the process of receiving a condominium map to create a separate unit of 1136 W. Evelyn Avenue (CUP Application No. 2004-0852). It is anticipated that upon completion of the condominium conversion, the Education Center would become the owner of 1136 W. Evelyn Avenue. For this reason, we request that this CUP be analyzed as if 1136 W. Evelyn is its own project with fifteen (15) allocated parking stalls.

JUSTIFICATION

The proposed CUP is desirable and not materially detrimental to the public welfare or environs to the property, improvements or uses in the vicinity and within the zoning district. The Education Center will benefit the city by providing educational

opportunities to children. The property has been chosen for this use due to its location and existing improvements. Neighboring uses will not be affected by this use. Next door to this proposed use is Sensory Access, another educational facility which provides job training for the visually impaired. The neighborhood contains office, retail and residential uses. The proposed use is desirable for the public welfare and will be detrimental to surrounding uses.

USE PERMIT JUSTIFICATIONS

The Municipal Code states that at least one of the following two justifications must be met before granting the Use Permit. Illustrating how your project meets at least one of the below criteria will assist the City in reviewing your proposal. Use this sheet or a separate sheet of paper to show how the proposed use:

1) attains the objectives and purposes of the General Plan of the City of Sunnyvale,

or --

2) is desirable and not materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the zoning district.

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If you need assistance in answering either of these justifications, contact the Planning Division staff at the One-Stop Permit Center.